

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

115 ACRES M/L

ARTER & KDC PROP,LLC, SCOTT COUNTY, IOWA

LISTING #442



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JOHN ARTER

C: 563-349-0766

O: 563-659-8185

jarter@peoplescompany.com

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Arter & KDC Properties, LLC, 115 Acres M/L, Scott County, IA

TOTAL ACRES:	115
PRICE:	\$312,000.00
Price Per Acre:	\$2,713
Owner:	M. Elizabeth Arter & KDC Properties, LLC
Operator:	
County & State:	Scott Co., IA
Location:	2 miles East of Dixon, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	
Taxable Acres:	23.1
Net RE Taxes:	\$240 approx.
Taxes Payable In:	2015-16
Topography:	Level

LEGAL DESCRIPTION: 115 acres, MOL, laying in the Northwest 1/4 of the Northwest 1/4 of Section 21, and the West 1/2 of the Southwest 1/4 of Section 16, all in Township 80 North, Range 2 East of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

Pheasant, deer, duck and turkey.
Native grasses, wetlands and tree plantings. Wind break on west.
Building site (abandoned building site, no buildings)
Listing Agent is related to seller.

TO CONTACT LISTING AGENT:

Call: John Arter
Cell: 563-349-0766
Office: 563-659-8185
Email: jarter@peoplescompany.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:

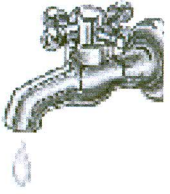
Annual CRP payment \$7,076
Exp. 9-30-2024

F.S.A. INFORMATION:

Farmland:	107.7
Crop Acres:	
CRP Acres:	33.13
WRP:	74.57
Wheat Yield:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	115
Tillable Acres:	
CRP Acres:	33.1
Farmstead:	5.33
Roads:	
Non-WRP Wetland:	2
WRP Easement:	74.57
Pasture:	



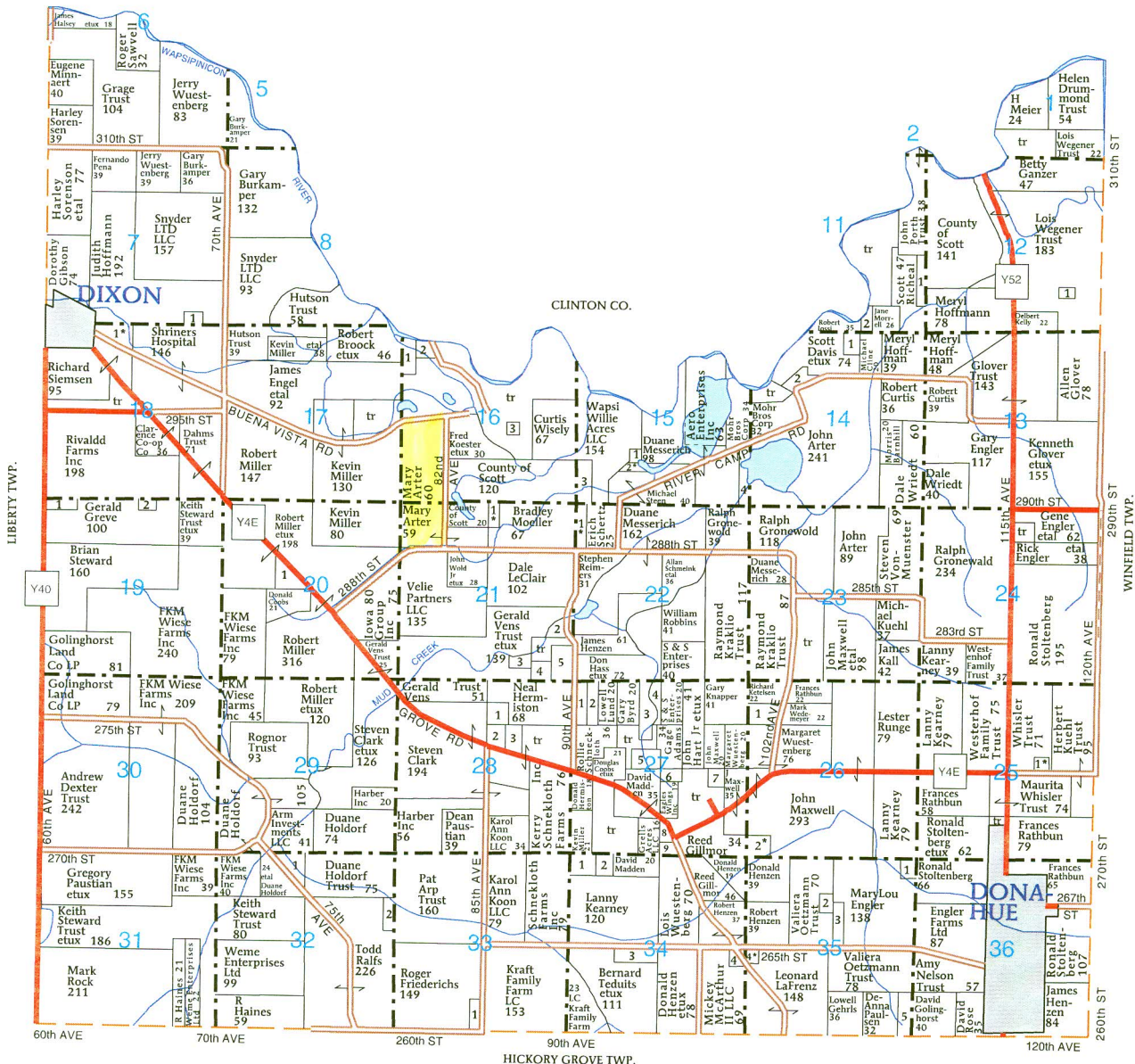
WHEN IT COMES TO WATER, Don't Be A Drip!
It may seem like a drop in the bucket, but you really can make a difference when it comes to conserving our most precious natural resource.

T-80-N

ALLENS GROVE PLAT
(Landowners)



R-2-E



ALLENS GROVE TOWNSHIP

SECTION 7

1. Osborne, Michele 6

SECTION 11

1. Hoffman, Meryl 8
2. Fifer, Nancy 5

SECTION 12

1. Kelly, Delbert 7

SECTION 14

1. Fifer, Kirk 10
2. Kroeger, Edmund 8

SECTION 15

1. Tuffee, Marcella 8

2. Ryan, James 5
3. Rohwer Jr, Albert 14
4. J Bar J Land & Cattle LLC 14

SECTION 16

1. Platt, Lester 14
2. Gard, Randall 9
3. Braet, Ruth 6

SECTION 18

1. Hoffman, Richard 12

SECTION 19

1. Rivaldd Farms Inc 13
2. Rivaldd Farms Inc 7

SECTION 20

1. RH&K Enterprises 15

SECTION 21

1. Ewoldt, Jerry 12
2. Marten, Dori 5
3. Hammes, Wilfred 9
4. West, Barbara 5
5. Robinson-Kramer, Kathy 27

SECTION 22

1. Wold, John 8

SECTION 25

1. Seifert, James 6

SECTION 26

1. Wuestenberg, Jerry 11
2. Gillmor, Reed 14

SECTION 27

1. Meyer, Christopher 9
2. Gephart, Jason 10
3. McKinney, Greg 14
4. Wiese, Michael 6
5. Onken, Matthew 17
6. Tyra, Michael 5
7. Mahoney, Virgle 5
8. Jungwirth, Jane 8
9. Wuestenberg, Lois 6

SECTION 28

1. Engel, James 10
2. Caldwell, Thomas 12
3. Steffe, Gary 12

SECTION 32

1. Arm Investments LLC 12
2. Arp Trust, Pat 10

SECTION 33

1. Crossroads Development Co 6

SECTION 34

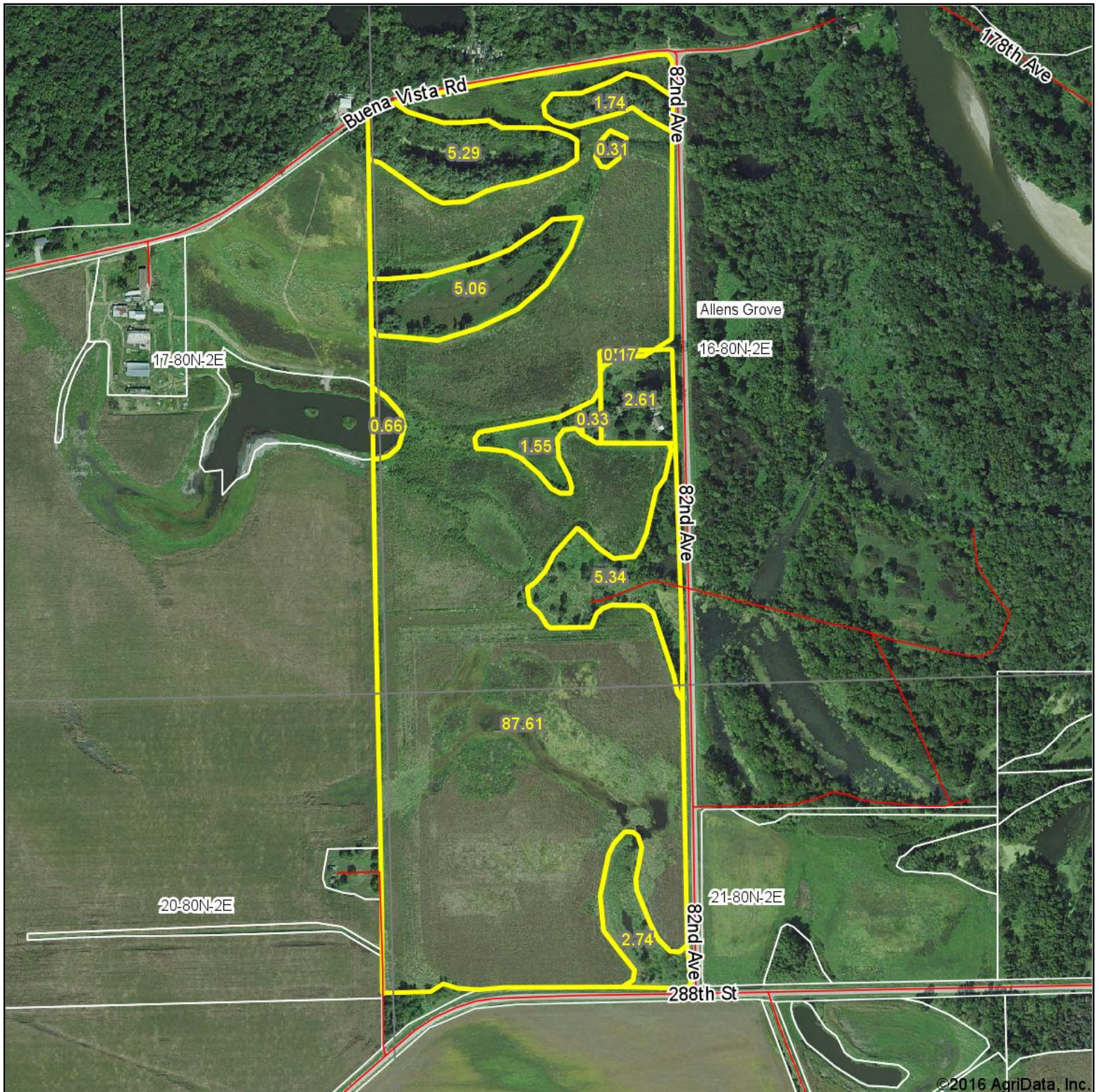
1. Miller, Kevin 13
2. Hermiston Trust 7

3. Wuestenberg, Roger 15
4. Keppy, Neal 8

SECTION 35

1. Stoltenberg, Ronald 9
2. Maxwell, John 5
3. Wiese, Michael 12
4. Duncan, Curtis 6
5. Golinghorst, David 13

Aerial Map



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Maps Provided By:



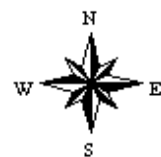
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map center: 41° 43' 44.29, 90° 44' 26.05

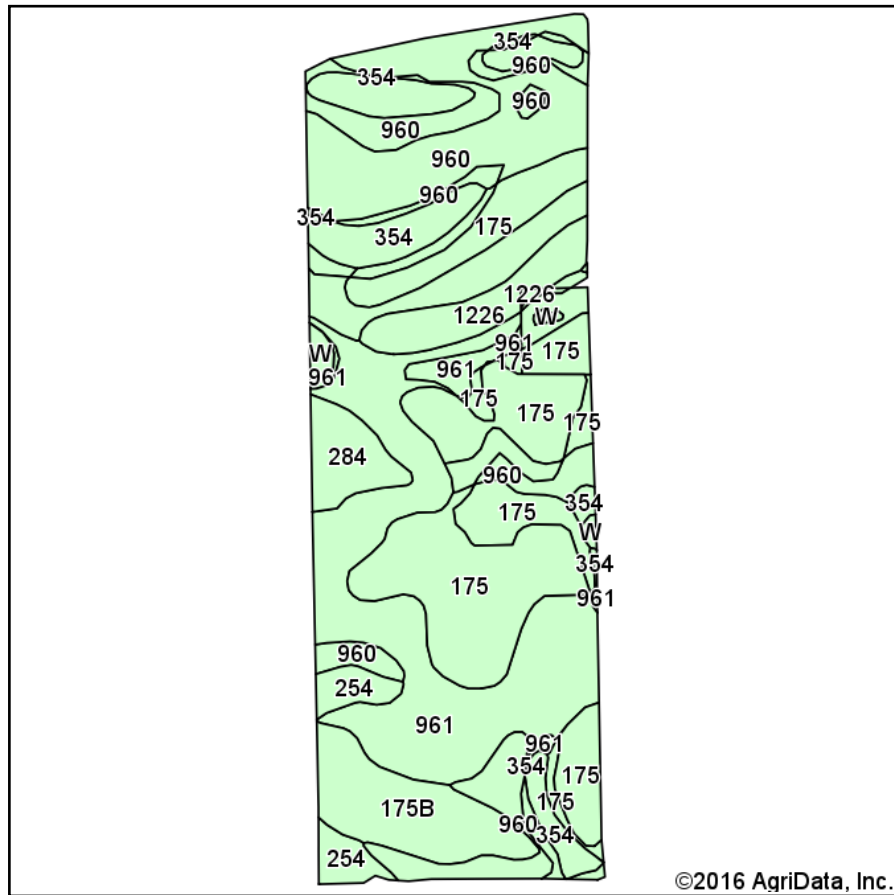
0ft 656ft 1312ft

16-80N-2E
Scott County
Iowa

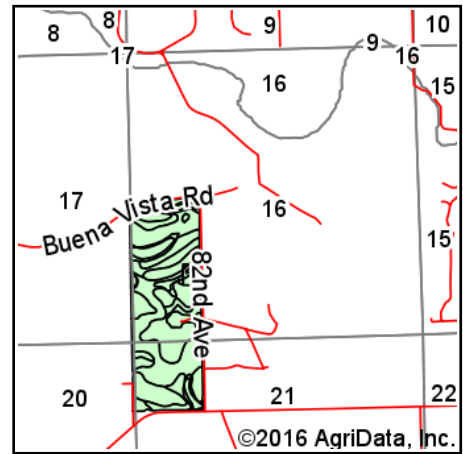


3/23/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **16-80N-2E**
 Township: **Allens Grove**
 Acres: **113.41**
 Date: **3/23/2016**

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Maps Provided By:



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Area Symbol: IA163, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
960	Shaffton loam, 0 to 2 percent slopes	30.14	26.6%	IIw	58	78	87
175	Dickinson fine sandy loam, 0 to 2 percent slopes	29.57	26.1%	IIIs	55	60	59
961	Ambrow clay loam, 0 to 2 percent slopes	26.14	23.0%	IIw	73	47	92
354	Aquolls, ponded	8.77	7.7%	VIIIw	5	5	0
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.45	6.6%	IIle	50	55	59
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.48	4.0%	IIs	59	66	86
284	Flagler sandy loam, 0 to 2 percent slopes	3.30	2.9%	IIIs	56	50	61
254	Zook silty clay, sandy substratum, 0 to 2 percent slopes	2.75	2.4%	IIlw	47	62	64
W	Water	0.81	0.7%		0	0	0
Weighted Average					55.4	56.8	*n 70.3

Area Symbol: IA163, Soil Area Version: 23

**IA has updated the CSR values for each county to CSR2.

*n: NCCPI updated on 1-25-2016

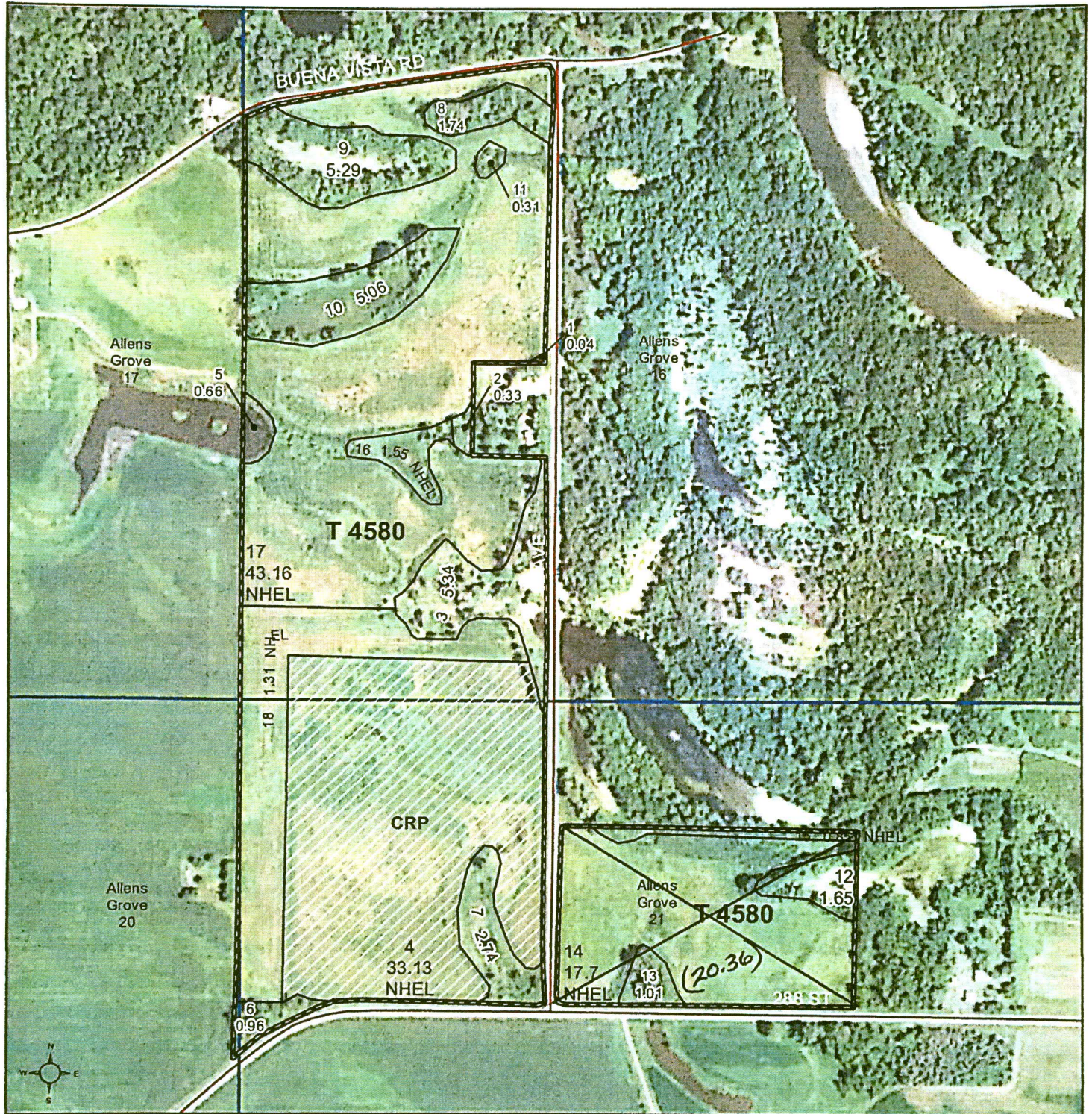
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Scott County, Iowa



Common Land Unit

CRP	Tract Boundary
Cropland	PLSS
Non-Cropland	

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

0 240 480 960
Feet
2015 Ortho Imagery

2016 Program Year
Map Created December 01, 2015

Farm 5636
Tract 4580

Tract Cropland Total: 107.70 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
SCOTT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5636
Prepared : Mar 15, 2016
Crop Year : 2016

Operator Name : KDC PROPERTIES LLC

Farms Associated with Operator : 19-163-5636

CRP Contract Number(s) : 737

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
132.83	107.70	107.70	0.00	74.60	33.13	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	0.03-	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	0.00	33.10	0	0	
TOTAL	0.00	33.10			

NOTES

Tract Number : 4580

Description : NW1/4 OF 21, SW1/4 OF 16 ALLENS GROVE T80N R2E

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : KDC PROPERTIES LLC, M ELIZABETH ARTER

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
132.83	107.70	107.70	0.00	74.60	33.13	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.03-	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES